(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 6/21/16 (AFFIX SEAL)

JUDY S. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-VRES-15-421

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tyler B. Bodiford	Highlands Residential Mortgage	
(NAME) **421 Old Towne Drive**	(NAME) 12001 N. Central Expressway Suite # 750	**160-16C-071.00CO**
(ADDRESS) **Brentwood, TN 37027-4452**	(ADDRESS) Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ANDRA CELESTE BEN-AMI AND GIL BEN-AMI, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TYLER B. BODIFORD, A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 71 on the Plan of a Horizontal Property Regime (Private Element), The Terraces at Brentwood Chase, (A Revision of "Old Towne at Brentwood Chase"), of record in Instrument No. 20001103-0109137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andra Celeste Hutton, unmarried by Warranty Deed from Alexander S. Robinson, unmarried, of record in Instrument No. 20120105-0001016, Register's Office for Davidson County, Tennessee, dated December 22, 2011 and recorded on January 05, 2012.

This conveyance is subject to:

- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee.
- P.U.D. Boundary Plat of record in Plat Book 9700, Page(s) 653 & 654, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20001214-0123057, as amended in Instrument No. 20010119-0005975, Instrument No. 20010328-0029845 and Instrument No. 20041206-0144631, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument No. 20001214-0123058, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Instrument No. 20000531-0053798 and Instrument No. 20000831-0086366, in the Register's Office for Davidson County, Tennessee.
- Charter for Terraces at Brentwood Chase HOA of record in Instrument No. 20001214-0123056 and Instrument No. 20000524-0051842, in the Register's Office for Davidson County, Tennessee.
- Deed for common areas to HOA of record in Instrument No. 20010208-0012530 and Instrument No. 20010208-0012529, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 8371, Page 320, in the Register's Office for Davidson County, Tennessee.
- Drainage Facilities Easement of record in Book 7902, Page 389, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 11115, Page 31, Book 11115, Page 281 and Book 11115, Page 286, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **421 Old Towne Drive , Brentwood, Tennessee 37027-4452**.

BILL GARRETT, Davidson County
Trans:T20150099395 DEEDWARR
Recvd: 11/23/15 11:03 2 pgs
Fees:13.00 Taxes:906.13

20151123-0118519

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 20th DAY OF NOVEMBER, 2015.

Andra Celeste Ben-Ami

Andra Celeste Ben-Ami

Gil Ben-Ami

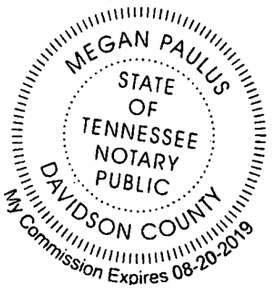
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDRA CELESTE BEN-AMI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of November, 2015.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



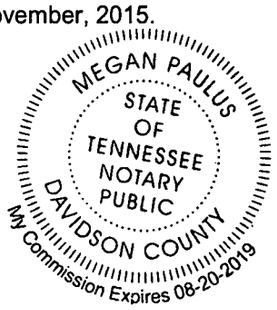
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GIL BEN-AMI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of November, 2015.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
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